



215 Tyburn Road, Erdington, Birmingham B24 8NB
Tel: 0121 250 2147 Fax: 0121 250 2148
www.abbeyland.co.uk

TO LET

**Units 5 Lea Ford Way
Off Lea Ford Road
Kitts Green
Birmingham B33 9TX**



New Industrial / Warehouse Unit

Last remaining 4,000 sq ft unit on Phase 2



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LOCATION

Lea Ford Way is adjacent to the "Carter Refrigeration" premises on Lea Ford Road, Kitts Green. It is situated approximately 3 miles from the A45 at Sheldon and the M6 at Junction 5 and also benefits from close proximity to the airport.

DESCRIPTION

The last remaining unit on Phase 2 development is 4,000 sq ft and incorporates the following features:-

- Self contained office, parking at the front, secure yard at the rear.
- Lighting installed in the works area.
- Fully fitted office, reception area and two toilets.
- Electric steel shutter doors to the windows and doors on the front elevation.
- Secure perimeter fencing.

RENTAL

The unit is available on a 3 year 'Easilease', at a fixed rental of £22,000 per annum.

VAT

VAT is applicable on this unit.

RATEABLE VALUE

Approximately £9,578.75 per annum payable to the Local Authority.

PLANNING

The unit has planning permission under use classes B1(Light Industrial), B2 (General Industrial), and B8 (Warehouse). The property may be suitable for other uses subject to planning consent.

AVAILABILITY

Available immediately.

VIEWING:

Contact Roger Murphy on
0121 250 2146 or 07880 733590
Email Roger@abbeyland.co.uk